

# 37 Queen's Park Court

WILLOWBRAE, EDINBURGH, EH8 7DX



*Stunning third-floor apartment with a private balcony and spectacular panoramic views across Edinburgh to the Firth of Forth*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser Legal is delighted to present this immaculate three-bedroom third-floor apartment enjoying a prime elevated position with breathtaking panoramic views across Edinburgh and towards the Firth of Forth. Situated within a highly desirable residential development adjacent to Holyrood Park, the property offers spacious and well-proportioned accommodation, excellent local amenities and convenient access to the City Centre.

# THE LIVING ROOM



The property is presented in good condition throughout and benefits from a bright and airy interior filled with natural light. The accommodation comprises a welcoming entrance hallway with useful storage, a generous living and dining room with patio doors opening onto a private balcony, providing the perfect setting to relax and take in the spectacular open outlook. The well-equipped kitchen offers ample storage and workspace.

# THE KITCHEN





Three comfortable bedrooms provide flexible accommodation for families, professionals or those working from home. A contemporary shower room with partial tiling, a white suite, and large shower completes the accommodation.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



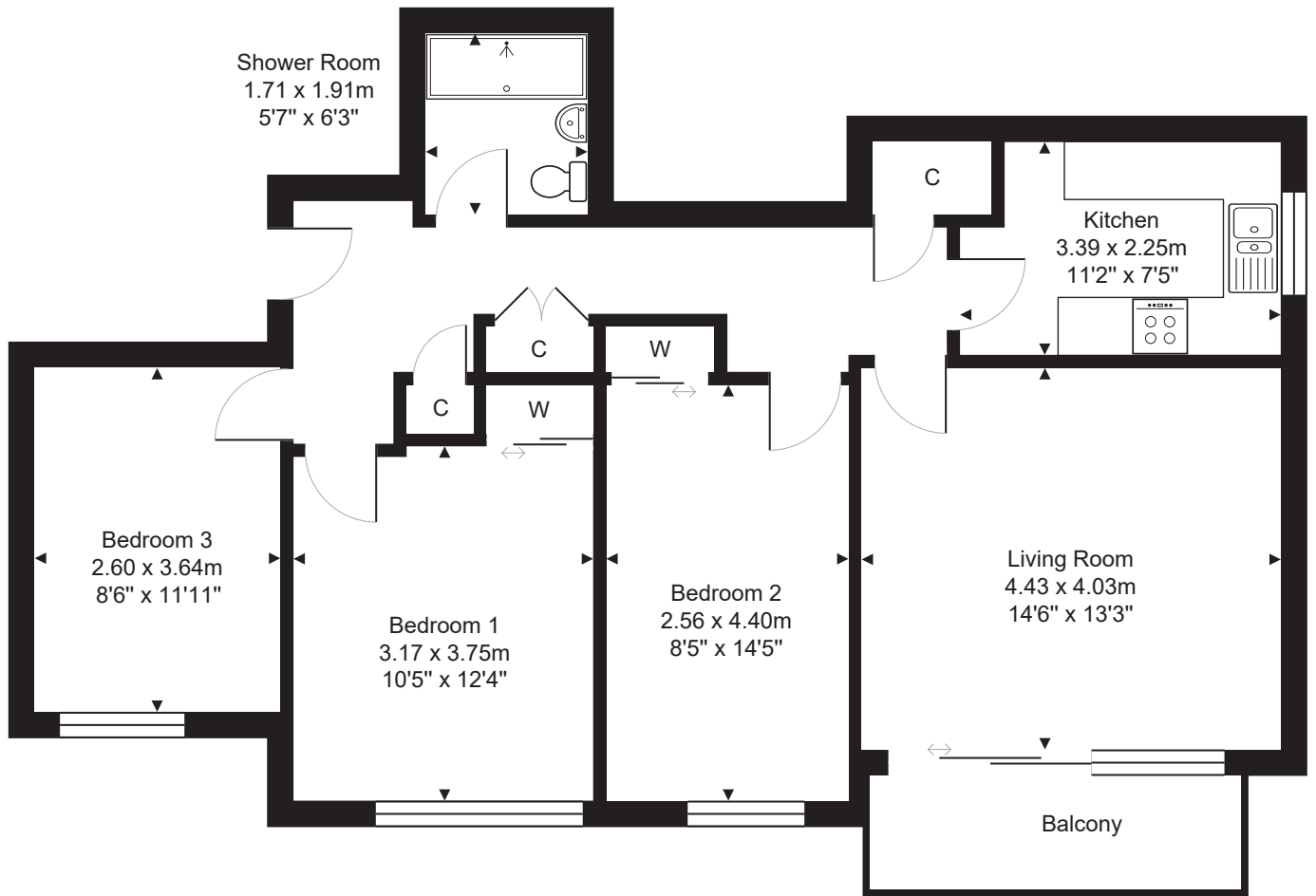
Further benefits include double glazing, electric heating, secure entry system, lift access, residents' parking and beautifully maintained communal garden grounds. The development enjoys an enviable location bordering Holyrood Park, with easy access to Arthur's Seat, excellent public transport links and a wide range of shopping, leisure and recreational facilities nearby.

Early viewing is highly recommended to appreciate the outstanding views, generous accommodation and superb location on offer.

# EXTERNALS & VIEWS

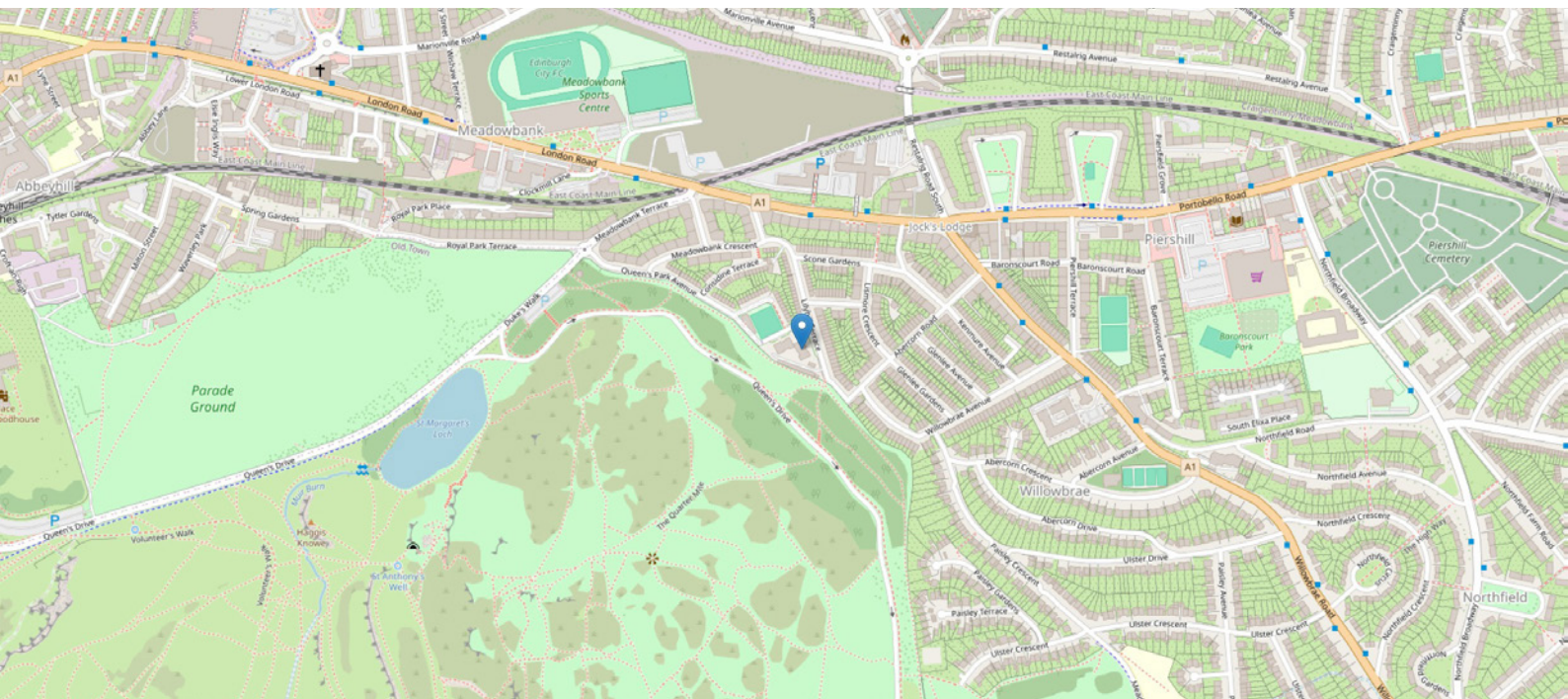


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Situated within the Queens Park Court development in the popular Willowbrae district of Edinburgh, this apartment enjoys an enviable position just east of the city centre. The area is renowned for its excellent balance of urban convenience and access to green open spaces, making it an attractive choice for professionals, families, and downsizers alike. Residents benefit from superb transport connections, with frequent bus services providing quick and easy access to Edinburgh City Centre, Edinburgh Waverley Station, and surrounding districts. The nearby A1 offers convenient road links to the City Bypass, Edinburgh Airport, and Scotland's wider motorway network.





Willowbrae is perfectly positioned for outdoor enthusiasts, with the expansive Holyrood Park and iconic Arthur's Seat just moments away, offering scenic walks, cycling routes, and panoramic views across the capital. The nearby coastline at Portobello Beach provides further opportunities for recreation, watersports, and leisurely seaside strolls.

A wide range of local amenities can be found within easy reach, including convenience stores, cafés, restaurants, healthcare facilities, and everyday services. Extensive retail and leisure facilities are available at nearby Meadowbank and Portobello, while Edinburgh's city centre offers an exceptional selection of shopping, dining, cultural attractions, and entertainment venues. The area is also well served by recreational facilities, including the modern Meadowbank Sports Centre, the Royal Commonwealth Pool, and Portobello Swim Centre, providing excellent opportunities for fitness, sport, and wellbeing.

Combining excellent connectivity, outstanding leisure opportunities, and close proximity to some of Edinburgh's most celebrated green spaces, Queens Park Court offers an exceptional setting from which to enjoy all that the capital has to offer.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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